

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, Development Services Director (954) 797-1101

SUBJECT: Site Plan
Application No.: SP 3-1-01
Project Name and Location: Tail End Pet Resort
10401 Orange Drive

TITLE OF AGENDA ITEM: Tail End Pet Resort

REPORT IN BRIEF: The applicant requests approval for an expired site plan consisting of an 11,564 square foot residence/kennel facility, associated parking and landscaping all previously approved by Town Council on September 8, 1999. The proposed structure will consist of a 2,094 square foot training room and a 2,026 square foot grooming area on the ground level, with a 2,035 square foot residence on the second floor level. To the north of the main structure will be an attached 5,014 square foot covered kennel area. An enclosed exercise area and “residential backyard” will be to the rear to the main building completely enclosed by an 8’ masonry wall together with associated landscaping and parking designed to meet code.

PREVIOUS ACTIONS:

On September 15, 1999, Town Council approved application SP 6-7-99, Tail End Pet Resort (Motion Carried: 5-0).

CONCURRENCES:

Site Plan Committee recommended approval subject to checking the parking requirements, and if allowed, eliminate the two west parking spaces; add additional landscaping to screen the parking area; widen the dry retention swale. (Motion carried 3-0) Upon review of the parking requirements, staff found that two parking spaces could be eliminated while maintaining a sufficient amount of parking to meet code requirements. The applicant has revised the plans to reflect the removal of the two parking spaces and has also provided three (3) additional accent trees to be planted five (5) feet from the west pavement edge of the parking area.

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 3-1-01.

Attachment(s): Planning Report, Land Use map, Subject Site map, and Aerial.

Application #: SP 3-1-01
Tail End Pet Resort

Item No.

Revisions:

Exhibit "A":

Original Report Date: June 8, 2001

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner :

Agent:

Name: Susan Blum & Marni Blum

Name: Gus Aguirre

Address: 325 NW 106th Terr.

Address: 5450 Griffin Road

City: Pembroke, Fl. 33026

City: Davie, Fl. 33314

Phone: (954) 437-1397

Phone: (954) 584-6880

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 10401 Orange Drive

Land Use Plan Designation: Agricultural/Residential

Zoning: A-1 (Residential 1du/ac)

Existing Use: Vacant parcel

Surrounding Land Use:

North: Single Family Residential

South: Orange Drive

East: Single Family Residential

West: Single Family Residential

Surrounding Zoning:

North: R-1 (Residential 1 du/ac)

South: Orange Drive

East: A-1 (Residential 1 du/ac)

West: A-1 (Residential 1 du/ac)

ZONING HISTORY

Previous Requests on Same Property: The site plan was originally approved by Site Plan Committee on September 15, 1999 subject to the planning report items one through three. The site plan was originally approved by Town Council on September 8, 1999.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests approval for an expired site plan consisting of an 11,564 square foot residence/kennel facility, associated parking and landscaping all previously approved by Town Council on September 15, 1999. The proposed structure will consist of a 2,094 square foot training room and a 2,026 square foot grooming area on the ground level, with a 2,035 square foot residence on the second floor level. To the north of the main structure will be an attached 5,014 square foot covered kennel area. An enclosed exercise area and "residential backyard" will be to the rear to the main building completely enclosed by an 8' masonry wall.
2. *Building:* The proposed structure will have a residential appearance with a Mediterranean style architecture. Building materials will consist of light yellow stucco walls, green barrel tile roofing, and white decorative molding accents around doors and windows.
3. *Landscaping:* The landscape plan proposes to preserve the existing trees along orange drive and along the east perimeter. The back half of the site will remain as an undisturbed wooded area. The parking area will consist of Gumbo Limbo, Live Oak, Crepe Myrtle, Tabebuia, and Wax Myrtle. Adjacent to the front facade will be Queen Palms, Alexander palms, shrubs and groundcover.
4. *Drainage:* All on-site drainage will be dispersed into on site retentions.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code as mortified by the settlement agreement.

Comprehensive Plan Considerations

Planning Area: The proposed project is within planning area No. 2. The predominant existing and planned land use is single family residential at a density of one dwelling unit per acre. This planning area contains numerous small subdivisions of one acre lots.

Broward County Land Use Plan: The subject site is governed by the plat titled "Tail End Farms". This plat is restricted to 14,000 square feet of animal kennel and one watchman's residence

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 3-1-01 subject to the following conditions prior to the issuance of a building permit:*

1. Approval from the engineering department.

Site Plan Committee

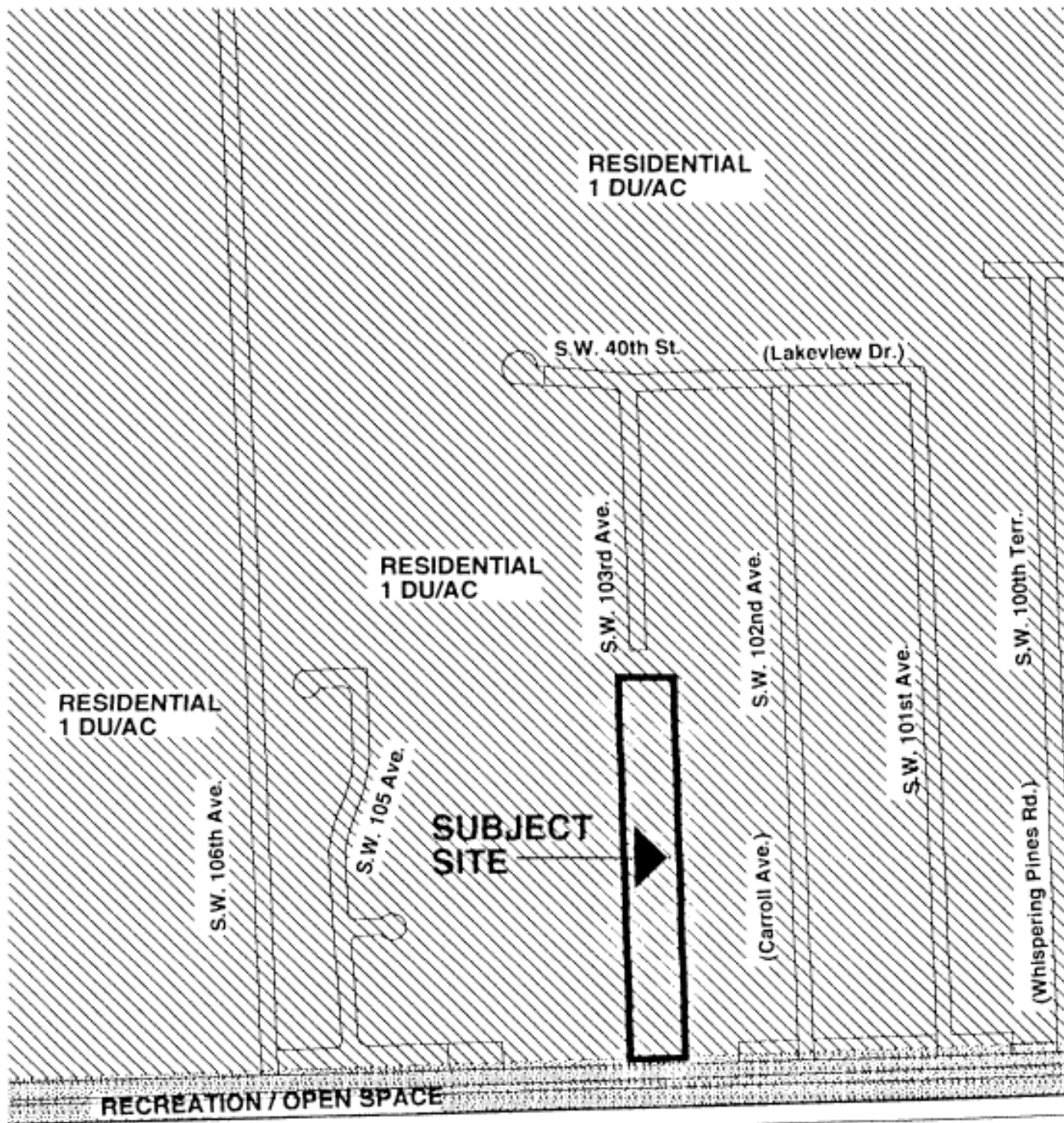
Site Plan Committee Recommendation: Motion to approve subject to checking the parking requirements, and if allowed, eliminate the two west parking spaces; add additional landscaping to screen the parking area; widen the dry retention swale. (Motion carried 3-0) Upon review of the parking requirements, staff found that two parking spaces could be eliminated while maintaining a sufficient amount of parking to meet code requirements. The applicant has revised the plans to reflect the removal of the two parking spaces and has also provided three (3) additional accent trees to be planted five (5) feet from the west pavement edge of the parking area.

Exhibits

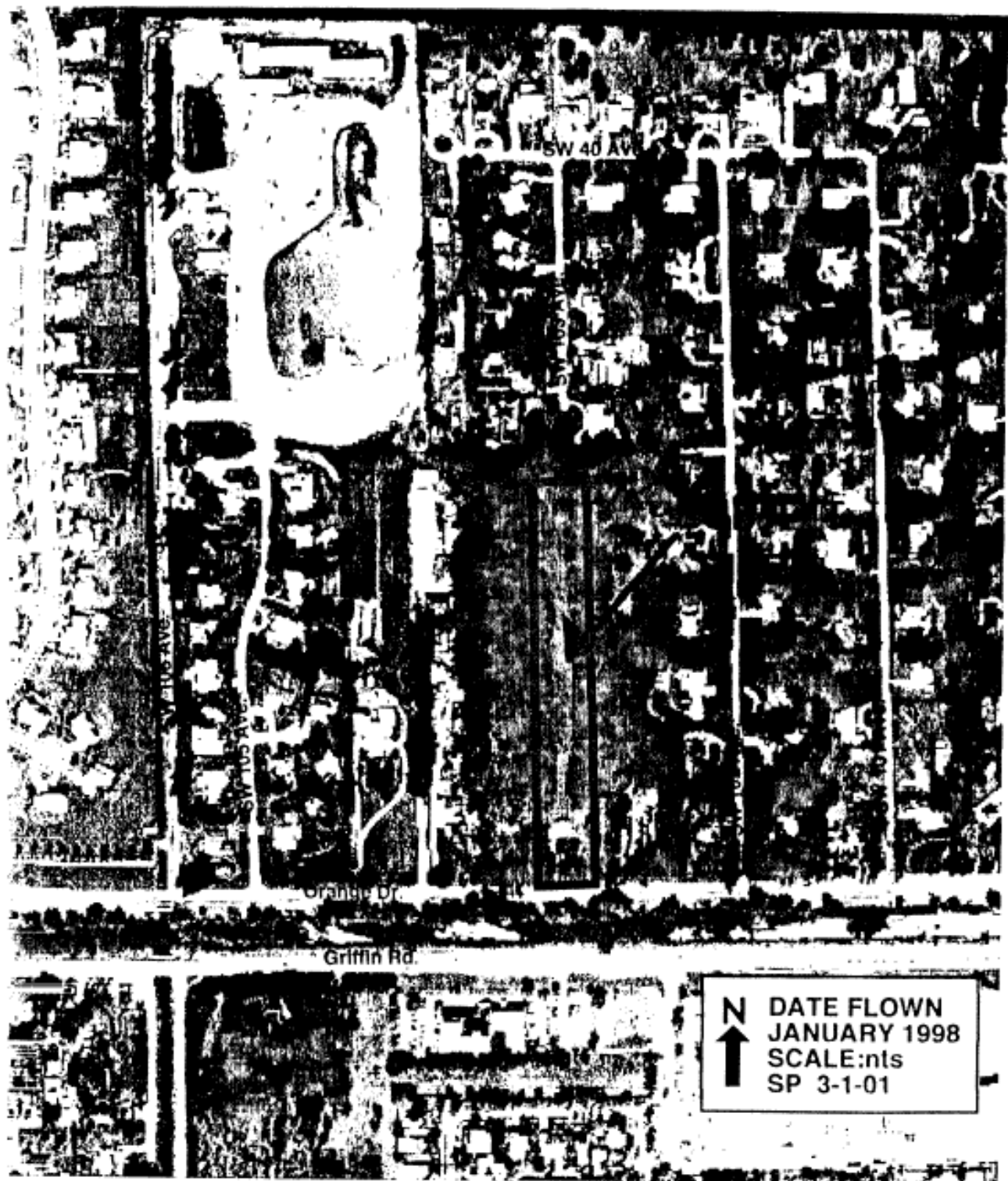
Land Use Map, Subject Site Map, Aerial

Prepared by: _____

Reviewed by: _____



PETITION NUMBER		N 4
SP 3-1-01		
Subject Site Area Future Land Use Plan		
PREPARED	6/14/01	Scale 1"=400'
BY THE PLANNING & ZONING DIVISION		



N



DATE FLOWN
JANUARY 1998
SCALE: nts
SP 3-1-01